Responses to Questions for Project No. 652-313, Construct New Parking Garage

Submitted by P.J. Potter Enterprises, Inc. on 3/18/2015:

- I am requesting information as how to acquire the Geo Tech Reports?

  Response: Geotechnical Report was published in Amendment A00002 on 4/7/2015.

Submitted by BAUER Foundation Corp. on 3/23/2015:

- I couldn't find the Geotechnical Report performed by Terracon and dated on Nov. 18/13.

  Response: Geotechnical Report was published in Amendment A00002 on 4/7/2015.

Submitted by P.J. Potter Enterprises, Inc. on 3/24/2015:

- On drawing EE001 Note 15 states all conduit shall be EMT unless otherwise noted. Is this the Method required by VAMC for conduit in a Damp Location? In the past all conduit outside of Main Hospital had to be Ridged Galvanized conduit.

  Response: EMT in the buildings (which included enclosed crawl spaces) and PVC under the slab or in duct banks.

- On Drawing EE102 shows conduit run in Hallway to be PVC. After the site visit it was noticed that there is no PVC inside the facility. PVC is only allowed underground or in a slab.

  Response: Correct-that is a typo and should be noted as EMT. See revised EE102

  Our Recommended Solution:

- EE001 the Electrical Contractor would recommend that all conduits run on surface of parking deck should be Ridged Galvanized. Please Advise.

  Response: All exposed conduits in the basement or in the parking garage are permitted to be EMT. Any conduits concealed by the slab or a ductbank can be PVC with GRC elbows turned up through the slab.

- EE102 the Electrical Contractor would recommend that all conduit installed in Main Hospital should be EMT. Please advise.

  Response: Agreed see similar comments above. See revised EE102

Submitted by KEI on 3/24/2015:

1. Elevated slab to receive heavy duty to rejection traffic coating.(071800) Area "A" terminating at the transition line to area B is coded to receive the coating however it does not appear to carry over into area "B". Please confirm this as current: there appears to be only approx. 1375 +/- SF of this coating as drawn.

   Response: Refer to Drawings AW103 and AW104. As shown, the deck coating terminates at the expansion joint at Grid 6/7 and at the expansion joint at the transition from slab on grade to supported slab.

2. Drawings do not depict extent of penetrating sealer in (071900) Please confirm if the penetrating sealer is on all decks to include slab on grade.

   Response: Refer to AW drawings, note 6. "All slab surfaces" includes all elevated slabs and slabs-on-grade.

3. Confirm that owner wants shotblast to remove laitence and hardners/curring compounds for preparation prior to install of penetrating sealers.

   Response: Refer to specification section 071916 for installation requirements. Typically, shot-blasting of surfaces slab surfaces is not required or desirable for installation of concrete sealer on new construction; however, the sealer shall be installed in accordance with all manufacturer's requirements. Generally, the slab surfaces must be clean and dry prior to sealer installation. Curing compounds, if used, shall be completely removed. Note the areas receiving deck coating ARE required to be shot-blast cleaned.

Submitted by P.J. Potter Enterprises, Inc. on 3/25/2015:

- Drawing EE102 diagrams the planned routes of the parking deck feeder & telecom conduits thru the hospital. Do these conduits run thru the basement or 1st floor? If they run in the basement, does the basement extend all the way to the end of the building or just to the area of column line H? This would be the best scenario. If it does not go past this point, part of the run will have to be on first floor, or else reroute the exterior portion farther south before entering the basement.

  Response: The drawing detail is titled "Partial Basement Electrical Conduit routing Plan", the routing is in the basement until you reach the end of the hallway, you have to penetrate the wall and run through the crawl space. The crawl space can be accessed along the routing indicated but before proceeding, coordinate the path you are considering prior to installation.

Submitted by P.J. Potter Enterprises, Inc. on 3/25/2015:

Regarding ATS section 26 36 23

1. One line indicates 400 amp, Specification 2.1A4c indicates minimum size 800 amp. What size is acceptable, normally one line takes preference.

   Response: Spec section referenced states **maximum** size ATS is 800 amps, not minimum.

2. Some ats folks will not be able to provide the following. Are they required?
   a. Section 2.4B No audible signal and plastic enclosure provided.

      Response: This is covered by the specs-the VA may decide that this is not necessary, but if it is in the specs it is expected to be installed provided it applies to this installation. Most remote annunciators have audible alarms and should be considered part of the project. It is to be located in the electrical room, see detail 1/EE401.

   b. Section 2.5 C1 Not Touchscreen system.

      Response: As long as the screen has touch functions (buttons) that indicates the typical functions called out in the specs, that is acceptable-the screen itself does not need to be touch type.

3. Is bypass Isolation required - Symbol on the drawing shows standard ATS (2.3)

   Response: Yes, if the ATS needs servicing this feature will allow the load to stay online while services are performed.

4. If bypass Isolation is not needed - is a Draw-out ATS required (Spec section 2.1.A.1.) - Draw-out is only typically a feature of a BI/ATS at these smaller amp ratings.

   Response: Draw-out is required for servicing.

5. Is a motor disconnect & timing relay needed? (2.1.A.18)

   Response: No the generator only serves the parking garage and there are no motors that need monitoring.

6. Is an ATS remote Annunciator (2.4) or ATS Remote Annunciator & control systems required. These are rarely if ever used.

It is in the specs and the VA approved the specs. The VA can determine if they want a remote annunciator or not after award.

Regarding Generator Spec Section 26 32 13

1. 2.5.C, D & E… Fuel System – entire section is written around a 96-hour sub base day tank with transfer pumps and controls to refill etc. from a Main Tank somewhere else. Is there a main tank or is the sub-base tank the only tank for the genset?

   Response: Sub-based tank only.

2. 2.12.C – Ground Fault Alarm…is not required by code on a genset this small. Is it necessary?

   Response: No it is not required.

3. 2.13.C.3.i (page 18) Generator Breaker light. Required in this application?

   Response: Yes

4. 2.15. Sound Attenuated Enclosure

   Response: sound attenuation is required.

   a. Section B – Panelboard with lights, guards and switches. Necessary on a genset this small? Typically this is seen in much larger gensets with walk-in enclosures.

      Response: you are correct-not required as part of this project.

   b. Section C – states enclosure to be walk in. Necessary for this small of a genset in a Parking Deck application?

      Response: Not needed for this size generator.

5. 2.16 Spare Parts – Six Sets of filters and fuses…correct?

   Response: Yes

6. 3.2. E. Field Test – 6 hour resistive load-bank test. Necessary for this application or is NFPA 99/110 2.5 hr loadbank test OK?

   Specs call for 6 hour test, only the VA can change the period for this testing. This will be determined after award.

7. 3.2..H – Fuel Systems flush – is this necessary in this application and if so, who is to perform?

   Response: Section 3.2.H – Fuel System Flush does not apply and is not required.

Submitted by Blue Spader Contractors, Inc. on 3/30/2015:

1) Is a Geotechnical Report available for this project?

   Response: Geotechnical Report was published in Amendment A00002 on 4/7/2015.

2) According to the Sheet SI002 of the structural drawings – ground improvement for the building is required. Please confirm if the column footings, wall footings, and/or slab require Geopier support. Also, it appears that the column and wall footings have been designed for 1,500 psf. In addition to providing the required bearing capacity, the Geopier system utilizes a settlement based design, in which actual column and wall loads are necessary. While the Geopier designer is able to back-calculate approximate loads using the bearing capacity and footing size, these loads are typically not exactly the same as the actual loads calculated in the structural model. It is with this understanding that we ask that the actual loading for areas requiring Geopier support (i.e., kips for column footings, and kip/ft for wall footings and psf for slab, and/or and loading diagrams for retaining walls).

   Response: The geotechnical report recommended auger-cast piles as the principal ground improvement method. Rammed Aggregate Piers (RAP) are not required at any location in the current arrangement. Since RAPs will likely not work in the same geometry of the current pile caps and grade beams a full redesign of the foundations would be required. Rammed Aggregate Piers may be proposed as a substitution request to utilizing auger-cast piles, but all design of RAPs and redesign of all foundations will be provided and paid for by the contractor. All revised designs will require a structural engineer licensed in the state to design and stamp the final plans and details. The Structural Engineer of Record will review any changes proposed prior to acceptance and start of construction. Regarding the foundation reactions the information can be attained by geometry of the pile caps and total number of piles utilized.

Submitted by Blue Spader Contractors, Inc. on 3/31/2015:

- In section 11 12 00 Parking Control Equipment in part 2.2 section B under equipment list, there is no listing for any opening devices for the barrier gates with the exception of the intercom at E. Could you please verify that no in lane opening devices are part of this project? Could you also verify that E will be the only location that will have an intercom?

  Response: As stated in the Parking Equipment table in Specification Section 111200, 2.2.B, lane E has a post-mounted keypad for access into the ambulance dock. Also as shown in the table, both lanes E and F have intercoms, communicating with an intercom master station located at the security desk. Paragraph 1.1.B further describes the intended operation. (Note that subparagraph 1.1.B.3 refers to Lane E as Lane #5.)

- On Drawings AP 103-108 it shows two (2) loops, one per driving direction going into the next level. Time & Parking Controls recommends four (4) Loops, two per driving directions into the next level for accuracy of counts. Time & Parking also recommends lining off the parking spaces closest to the dividing wall near the loops for accuracy purposes as well. Will it be acceptable for Time & Parking to provide a proposal per our recommendations as regards to the number of loops?

  Response: While the plan drawings illustrate two loop locations for concept, the Parking Equipment table in Specification Section 111200 identifies a total of 12 loops with two loops per driving direction. Parking spaces adjacent to the loops shall not be deleted.

- In section 11 12 00 Parking Control Equipment in part 2.3 in section B it states that “the unit should be of wood construction” as regards to the gate arm. Time & Parking Controls takes exception of a wood constructed gate arm as the manufacturer we use does not fabricate wood gate arms.

  Response: If desired, the gates may have aluminum arms in lieu of wood arms.

- Will the glazing and framing require design to blast resistance? 088000 1.5.B.5 calls for a certificate that blast resistant glass meets the requirement of UFC 4-010-01. UFC 4-010-01 is also called out in 088000 1.9. No other spec section references this code.

  Response: The design intent is to comply with the *VA Parking Design Manual*, with *‘Section 7 Parking Structure*’ applicable to the fee standing structure and *Department of Veterans Affairs Physical Security Design Manual* that require glass or glazing to be laminated to mitigate debris, shards and hazards generated in a blast event. These documents reference UFC 4-010-01 for details of testing, evaluating hazards and designing glazing systems. Laminate glass is expected to meet the “very low level of protection” as specified. It is not required to be structurally hardened or blast resistant.

- If blast is to be met we will need to know the actual standoff and charge weight to design to.

  Response: These calculations are not required, Laminate glass is expected to meet the design intent, "very low level of protection", and guidelines of the *Department of Veterans Affairs Physical Security Design Manual*.

- Doors 101 & 401A sheet AS312 have an arrow indicating sliding door function but hardware sets call for hardware appropriate to a hung door. Are these to be sliding or hung? ***Repeat- see next page where worded better***

Submitted by Blue Spader Contractors, Inc. on 3/31/2015:

1. We respectively request consideration of extending the time limit for asking questions. Current date is April 2.

   Response: Time or asking questions will not be extended..

2. The Plant Schedule Deductive Alternate's listed on plan sheet LP501 are not in line with the bid schedule and description of same.

3. Response: there are two deduct alternates that affect the landscaping #1 and #9. The deduct plant schedule on LP502 shall be revised as follows: the references to deduct alternate #2 are included in deduct alternate #1. The reference to deduct alternate #12 should be #9.

Submitted by Jarrett Construction Co., Inc. on 4/1/2015:

- For bidding purposes only, what is the anticipated award date and notice to proceed? .

  Response: Contracting anticipates to award on or before 6/30/2015 with a notice to proceed normally 30 days after the award; however, the needs of the VAMC will dictate the date of award and the issuance of the NTP.

- Are there any Liquidated Damages associated with this project? If so, please provide specification section where these are listed. .

  Response: The liquidated damages clause is not included in the subject solicitation.

- Specification section 27 08 00 is listed on the Table of Contents, however was not provided. Please provide.

  Response: Reference to section 27 08 00 Commissioning for Communications Systems in the Table of Contents is not applicable to this project and shall be deleted.

- Specification section 01 81 11: 1.5E (page 11) lists specification section 01 91 00 General Commissioning. Please provide specification section.

  Response: Reference to 01 91 00 General Commissioning is not applicable to this project and shall be deleted.

- Specification section 01 00 00: 1.6.I describes the temporary fence as 7'-0 tall. Drawing CD101, Item 20 describes the temporary fence as 6'-0 tall. Please clarify which is correct. Also, is screening required for the temporary fence?

  Response: 6' fence is acceptable and yes screening will be required.

- Specification section 09 06 00 Schedule for Finishes. The specification provided starts on page 2. Is there any information on page 1?

  Response: Specification Section 09 06 00 Schedule for Finishes is not missing pages. Renumber pages within Specification Section 09 06 00 beginning with 1 thru 19.

- Drawing LP501: The plant schedule deduct alternate numbering doesn't match the bid schedule provided. Please clarify which is correct. ***Repeat***

Submitted by Blue Spader Contractors, Inc. on 4/2/2015:

- Architectural sheet AS312 shows doors 101 and 401A to be sliding. Hardware sets for these doors are for swing doors. Please advise if these are swing doors or sliding doors. If they are sliding doors what is hardware and are they fully automatic sliding doors?

  Response: Hardware Sets #01 and #07 shall be deleted from the specification . The left leaf (from the exterior view, as indicated on sheet AS312) of Doors 101 and 401A shall be provided with automatic sliding door hardware and equipment as specified in SECTION 08 71 13 POWER DOOR OPERATORS.

- Glass specification mentions laminated glass, Drawings do not show any laminated glass designation in storefront or curtain wall elevations. Please advise if any laminated glass is required.

  Response: Reference Specification Section 08 80 00 Glazing, Laminated Glass is intended to comply with the Department of Veterans Affairs Physical Security Design Manual to mitigate debris, shards and hazards generated in a blast event. Provide Laminated glass in doors and interior pane of all insulated (dual) glazed windows.

- Glass specifications mention blue or bronze tinted glass, see drawings for locations. I do not see any reference on drawings to a particular color, it just says tinted. Please advise if glass is bronze or blue tinted, if blue please advise blue color desired.

  Response: Reference Specification Section 09 06 00 Schedule for Finishes and 08 80 00 Glazing for tint color. It is the Architect's intent that the glazing color match the glazing color of the Medical Center. Basis of Design is:

  PPG Ideascapes
  Outdoor Lite: Solarban® 70XL (2) on Solargray®
  Indoor lite: Solargray®

Submitted by Edgewater Construction Services, LLC on 4/2/2015:

Bid Form

1. Bid Form does not include BID ITEM XIV (Deduct Item No. 13). Clarify.

   Response: Bid Item XIV (Deduct Alternate 13) is on pg. 14 of the original solicitation.

Specifications & Drawings

- Provide Terracon Consultants Geo-Technical Report No. 70135143 for subject project.

  Response: Geotechnical Report was published in Amendment A00002 on 4/7/2015.

- Confirm provide location and marking services for all underground utilities, private & public.

  Response: the contractor shall be responsible for obtaining public and private utility locating services prior to starting construction.

- Confirm owner's rep monitors auger cast pile installation per Drawing S1002.

  Response: Per SI003 and Specification section 014529 Special Inspections and Geotechnical Inspections shall be provided by the contractor.

- Auger cast piles: Confirm whether 6 or 7 # 6 bars are required (Drawing SF504).

  Response: (6) #6 as called out with (1) #11 full length are required.

- Confirm test pile can be a production pile. Confirm location and length (66.5' or 44.5')of test pile.

  Response: Per auger-cast general notes test piles shall not be the same as production piles and they are to be located at least three diameters from production piles. Two test piles of each length shall be provided per specification section 316316. Contractor shall submit location and plan for test piles at least 2 weeks prior to construction commencement for review and approval (see specification section 316316).

Precast Concrete

- The precast specs make reference to both PCI-116 (03 41 33) and PCI-117 (03 45 00). The structural specs state "spandrels" in the description and the architectural specs state "exterior load bearing members". These two statements are a bit ambiguous. As the overwhelming majority of garages in this area are designed with a PCI-116 designation with a Commercial Architectural finish for exterior product, could the same be done for the Richmond VAMC project? It will be a significant cost savings to do so, while also keeping in line with a majority of the parking garages in the area.

  Response: PCI-116 is acceptable

- Can the Lite Wall configuration be modified to standard Lite Wall construction per the precast manufacturer?

  Response: Light wall configuration shall be maintained for purposes of equivalent parameters for pricing. After award of contract submission of substitution requests proposing value-add solutions may be reviewed and approved on a case by case basis.

- What thin-set brick is required?

  Response: Reference Specification Section 03 45 00 Precast Architectural Concrete. Thin brick shall be embedded into the precast concrete wall panels by precast concrete manufacture when panels are formed. Reference Specification Section 09 06 00 Schedule for Finishes Item 2.3 Division 03 – Concrete; B for inset brick size, color, and texture.

- The precast specs reference both normal weight and lightweight concrete. Is using normal weight concrete for the entirety of the precast acceptable, as normal weight concrete is much more readily available in the area?

  Response: Normal weight concrete is acceptable.

- Per 03 41 33 2.3.E, is epoxy coated mesh in DT flanges required?

  Response: Since de-icing salt use is limited in this region epoxy coated mesh is not required.

- Per 03 45 00 2.5, is stainless steel hardware required for precast connections? If so, is type 201 acceptable? Also, if so, where are these connections required?

  Response: Stainless steel connections are not required. However galvanized embeds/connections are required per structural plan notes.

- Per 03 45 00 2.15, please clarify finishes. Is a bush hammer finish required? If so, where? Is a retarder required? If so, where? "Finish exposed top, bottom, back and side surfaces of units to match face-surface finish"…is this required? The next note calls for float finish on unexposed surfaces. Please define unexposed.

  Response: Bush Hammer Finish is not required. We have described a range of acceptable finishes based on PCI standard mixes and finishes. Bidders may select from the acceptable range their most cost effective mix and finish in their proposal.
  Finishing to match the face surface finish is required on surfaces exposed to view of occupants, any campus vehicles or pedestrians, and adjacent properties.

- Per 03 41 33 2.1.Q, what is the proprietary grout that is referenced? It's calling for 9,000 psi grout, where 6,000 psi is what is typically used, unless certain locations need higher strengths for structural purposes. Please confirm is 6,000 psi grout is acceptable.

  Response: Precast engineer shall separately confirm, but 6,000 psi grout is acceptable.

- Per 03 45 00 2.3.B, please confirm all structural mixes, including 'backup' mixes, will contain 20% fly ash per standard mix design?

  Response: 20% fly ash is required at all horizontal applications (beams, spandrels). 20% fly ash is acceptable for all precast members. Surface finish shall be maintained consistent throughout.

- Per 03 41 33 1.2B, do precast mixes need to abide by 03 30 11 2.3.C? Precast typically tailors mixes for QC purposes and due to weather conditions.

  Response: No section 03 30 11 included. If referring to 03 30 00 2.3C all mixes/additives shall be submitted at start of construction. Any later mixes that are proposed shall be submitted with all required testing and sample information.

- Per 03 41 33 1.2B, do the fly ash requirements of 03 30 11 2.3D pertain to the precast mixes? Standard fly ash usage for precast is 20%.

  Response: No section 03 30 11 included. If referring to 03 30 00 2.3D 20% fly ash for precast concrete is required at all horizontal applications (beams, spandrels). 20% fly ash is acceptable for all precast members.

Per BID ITEM XI (Deduct Alternate No. 11):

- Confirm that jack hole is to be deleted as well as the elevator.

  Response: If Deduct Alternate No. 11 is accepted, the jack hole is to be constructed for ease of future retrofit (Although cab and machine are not in contract) of Elevator P-2. Reference Specification Section 00 43 23 Bid Items Form 1.4.L.

- Confirm how elevator entrances at each level of shaft shall be installed.

  Response: Entrance is through provided opening in precast panels as indicated. Precasters should include any anchors or inbeds required to attach the entrance. GC is responsible for final coordination and means and methods of installation. Contractor shall follow all manufactures recommendations for installation.